



**REMEDIATION STRATEGY
FOR LAND AT
68 RINGLEY ROAD
WHITEFIELD
MANCHESTER**

**Prepared for:-
Atkins Building Services (M/C) Ltd
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**February 2026
Ref: GSI 2561 LD PIII Report**

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Table of Contents

REMEDIATION STRATEGY	1
1.0 INTRODUCTION.....	1
1.1 Instruction.....	1
1.2 Previous Investigations	1
1.3 Reliance and Limitations.....	1
2.0 SITE LOCATION AND DESCRIPTION.....	3
2.1 Site Location	3
2.2 Site Description.....	3
2.3 Surrounding Area.....	3
2.4 Future Site Usage.....	3
3.0 SUMMARY OF PREVIOUS INVESTIGATIONS.....	4
3.1 Phase I Preliminary Risk Assessment.....	4
3.2 Phase II Site Investigation	4
4.0 REMEDIATION OUTLINE	5
5.0 REMEDIATION STRATEGY.....	6
5.1 Aims	6
5.2 Contaminated Soils.....	6
5.3 Construction Activities.....	7
5.4 Removal of Below Ground Obstructions	7
5.5 Export to Landfill.....	7
5.6 Dust Control.....	7
5.7 Previously Unidentified Contaminants	8
5.8 Drainage and Services Installations	8
5.9 Soakaway Drainage.....	8
5.10 Materials Management Plan	8
6.0 VALIDATION	10
7.0 REFERENCES.....	12
7.1 Legislation and Policy.....	12
7.2 Regulator / Government Guidance	12
7.3 Standards and Specifications	12
7.4 Industry Guidance and Technical Documents	12
7.5 Data sources	12

List of Tables

Table 2.1: Site Surface Covering.....	3
Table 6.1: Proposed Testing frequency and analysis	10

APPENDICES

Appendix	Information
A	Drawings

1.0 INTRODUCTION

1.1 Instruction

- 1.1.1 GeoCon Site Investigations Ltd (GeoCon) have been commissioned by Atkins Building Services (M/C) Ltd (“the client”) to prepare Phase III Remediation Strategy for land at 68 Ringley Road, Whitefield.
- 1.1.2 It is understood that a Remediation Strategy is required to assist with a planning application for a proposed residential development at the site.
- 1.1.3 The remediation strategy is required following the recommendations within a Phase II Site Investigation carried out by GeoCon in February 2026.
- 1.1.4 This report is therefore written to provide advice and recommendations with regards to the management of contaminated soils at the site with respect the end proposed end use.
- 1.1.5 This report is written in accordance with the guidance set out in Land Contamination Risk Management (LCRM), Guiding Principles for Land Contamination (GPLC) 1 – 3, and the National Planning Policy Framework (NPPF).

1.2 Previous Investigations

- 1.2.1 Previous surveys completed for the site comprise the following, which should be read in conjunction with this strategy:
 - Phase I Preliminary Risk Assessment carried out by Terra Consult in May 2021, referenced 3358/01
 - Phase II Site Investigation carried out by GeoCon in February 2026, referenced GSI 2561 LD PII Report.

1.3 Reliance and Limitations

- 1.3.1 This report has been prepared using published information and information provided by the Client and their professional advisers which has been made available to GeoCon at the time of writing only. GeoCon accepts no liability for any changes resulting from new information which has become available since this time.
- 1.3.2 This report is provided for the sole use of the client and their professional advisors and is confidential to them unless agreed otherwise in writing. This report may only be used and relied on once the work has been paid for in full. GeoCon owes no duty of care and has no liability to any third party who is not authorised by GeoCon to use this report. Any unauthorised third parties using information contained in this report do so at their own risk.
- 1.3.3 This assessment has been carried out to advise on the management of contaminated soils and groundwater arising from past site uses both on site and within influencing distance to the site with respect to future end users, and other receptors, based on the proposed development. Should any revisions in the development proposals result in a change in any assessment parameters detailed in this report, a re-assessment of the risk should be carried out.
- 1.3.4 The assessment and interpretation of the factual data obtained as part of this report has been undertaken in accordance with standard consulting practise and with current national and international guidance.

- 1.3.5 This report presents the observations made during the geoenvironmental investigations and the factual data obtained. The conclusions and recommendations in this report are limited to those which can be made based on the findings of the survey and information provided by third parties. GeoCon assumes all third-party data to be true and correct. No responsibility can be accepted by GeoCon for inaccuracies in the information provided by any other party.
- 1.3.6 This report is written in the context of an agreed scope of works and should not be used in a different context. Furthermore, new information, improved practises, and changes in legislation may require the reinterpretation of the report in whole or in part after its original issue. GeoCon reserve the right to alter their conclusions and recommendations in the light of further information that may become available.
- 1.3.7 It should be noted that ground conditions including contaminant concentrations and groundwater levels may vary spatially with time. This factor should be given due consideration in the event that the information contained within this report is used after any significant period of time has elapsed.
- 1.3.8 Ground conditions can be variable and change rapidly, especially in areas of Made Ground, however it is assumed that the ground conditions encountered and observed are typical and representative of the site as a whole. Most specifically with regard to the previous investigations, the ground conditions have been determined from a limited number of exploratory holes formed across the site, therefore only a small percentage of the total area of the site has been investigated. Interpolation between exploratory holes has enabled a general picture of the subsurface conditions to be produced. Conclusions drawn from the ground investigation should be read in this context. GeoCon cannot accept responsibility for any situations resulting from locally unforeseen ground conditions occurring between exploratory holes.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location

2.1.1 The site is located at 68 Ringley Road, Whitefield, Manchester, at approximate National Grid Reference NGR: 379408, 405467 (centre of the site).

2.1.2 A site location plan is presented as Drawing No. GSI 2561/01 in Appendix A.

2.2 Site Description

2.2.1 The site is rectangular shaped piece of land with an approximate area of 0.20Ha.

2.2.2 The topography of the site is generally sloping down to the north, with a raised mound buffering the building to the rear.

2.2.3 The site is currently occupied by a constructed residential property with a sub-basement, with a block paved driveway to the east of the building leading to a rear grassed garden area. Small steps are present at the end of the driveway to account for the change in level to the rear garden, with a footpath to a sub-floor entranceway cut into the rear mound.

2.2.4 An approximate distribution of the surface covering is given below in **Error! Reference source not found..**

Table 2.1: Site Surface Covering

Type of Surface Cover	Distribution (%)
Soft Ground (grassed and landscaped areas)	50
Hardstanding	10
Roadways	-
Buildings	40
Water (ponds, streams)	-

2.2.5 The site is bound by Ringley Road to the south and a fenceline to the north, east and west.

2.2.6 Access to the site is via Ringley Road.

2.3 Surrounding Area

2.3.1 The current surrounding land use to the site is generally residential with fields present to the north.

2.3.2 The topography of the surrounding area is generally falling to the south.

2.4 Future Site Usage

2.4.1 It is currently proposed to demolish the existing building at the site and construct a new three-storey residential development which includes a soft landscaped garden, as shown on architects drawing (ref: DS21093_003_Rev4) contained with Appendix A.

2.4.2 This assessment has been carried out with reference to this proposed development plan as provided by the client, any changes to the proposed development may result in the requirement to update this assessment.

3.0 SUMMARY OF PREVIOUS INVESTIGATIONS

3.1 Phase I Preliminary Risk Assessment

3.1.1 The Phase I Preliminary Risk Assessment (PRA) carried out by Terra Consult identified potential contamination that may be present at the site, which includes:

- Heavy metals, metalloids & inorganics, and PAH
- Asbestos contamination
- Hazardous ground gases from potential fill material used in embankment

3.1.2 In addition to the potential contamination sources, the following receptors have been identified:

- Human health, including future end users, construction workers, neighbouring residents and the general public

3.2 Phase II Site Investigation

3.2.1 A Phase II Site Investigation has been completed by GeoCon in February 2026 and identified elevated levels of contamination. This has been summarised below:

Human Health

- Heavy metals, metalloids & inorganics, and PAH
- Highly organic fill materials which may pose a source of hazardous ground gas generation

Controlled Waters (Groundwater)

- Heavy metals, metalloids & inorganics, and PAH

4.0 REMEDIATION OUTLINE

4.1.1 The aim of this Remediation Strategy is to minimise risk to identified receptors. The following receptors have been identified:

➤ Human Health (subdivided into future end users, construction workers and the general public)

4.1.2 Contamination has been identified on site within the Made Ground soils. The contamination present includes the following:

Soils:

➤ Concentrations of barium, lead and dibenzo(ah)anthracene were recorded above Soil Screening Values (SSV's) within the Made Ground.

4.1.3 Due to the limitations of the investigation, sampling locations have been point specific based on a combination of targeted and non-targeted sampling. Therefore, there is potential for further contamination to be present on site in areas previously not sampled and tested, however it is likely that the following remedial measures set out will mitigate against any currently unknown contamination.

4.1.4 Based on the contamination profile identified and the proposed end use of the site, in order to meet the requirements of this Remediation Strategy the recommendations as set out in Section **Error! Reference source not found.** below are considered the most appropriate approach.

5.0 REMEDIATION STRATEGY

5.1 Aims

5.1.1 The aims of this remediation strategy are the following:

- Resolve any identified contamination issues in order to protect human health and environmental receptors and render the site suitable for the proposed development with respect to the National Planning Policy Framework (NPPF).
- Plan for and manage any potential contamination issues previously not identified in order to protect human health and environmental receptors and render the site suitable for the proposed development with respect to the National Planning Policy Framework (NPPF).

5.2 Contaminated Soils

- 5.2.1 It is understood the proposed development comprises demolition of the existing property and construction of a three-storey residential building with associated gardens.
- 5.2.2 Remediation of the site via 'excavation and replace' would be the most appropriate action at this site.
- 5.2.3 Source removal of Made Ground materials in the embankment to the rear of the existing property is required to remove any residual gas risk from organic materials and to remove contaminated Made Ground to control the risk to groundwater.
- 5.2.4 Made Ground, visually or olfactory impacted natural material (identified by odour and sheen) and any other contamination identified during the demolition and excavation of the site should also be removed.
- 5.2.5 During removal, it is recommended that a watching brief is present on site to record and validate the removal of materials.
- 5.2.6 Made Ground should be removed from below proposed formation level, removed from site and replaced with clean inert materials. Private gardens should use imported soils comprising clean inert topsoil material that meets the requirement of BS 3882: 2015 Specification for topsoil.
- 5.2.7 At this stage, as a minimum, the Made Ground materials should be removed from site in accordance with BRE Cover systems for land regeneration 2004. This document recommends that based on the soil testing results, up to 600 mm of Made Ground below proposed formation level should be removed from site and replaced with clean inert materials comprising clean, inert imported topsoil material in line with BS 3882: 2015 Specification for topsoil. However, complete removal of Made Ground in the area of the embankment against the rear of the property is required.
- 5.2.8 It is acceptable to use different materials to make up the 600 mm, for example 450mm of subsoils and 150mm of topsoil. All soils types will require chemical analysis as part of the validation process.
- 5.2.9 Excavations should not be left open for longer than necessary, should be safely battered back and should be securely cordoned-off using 2.00m high safety fencing, with appropriate warning signs whenever excavations works are suspended.

5.3 Construction Activities

- 5.3.1 During the construction works, especially the groundworks, construction workers will be subject to an elevated level of risk.
- 5.3.2 As such, all personnel on site will comply with guidance provided in the Health and Safety Executive (HSE) document “Protection of Workers and the general public during the redevelopment of potentially Contaminated Land”. In summary, the following should be provided by the appointed contractor:
- All staff to be suitably trained and competent.
 - Protective clothing, footwear, glasses, suitable dust masks and gloves. (Personnel should be instructed in why and how they are to be used).
 - Hand washing, eye washing and boot washing facilities.
 - Damp down all exposed soils on site.
 - Smoking shall be limited to designated areas.

5.4 Removal of Below Ground Obstructions

- 5.4.1 Obstructions in the form of relic foundations and infrastructure may be found on site during groundworks.
- 5.4.2 Where relict structures are found to retain fluid contaminants, they shall be drained and removed from site. The engineer should be notified to ensure that the appropriate action is taken, and records made for final validation.
- 5.4.3 Deep excavations for the removal of structures etc. will be unstable in the short term and side support may be necessary.
- 5.4.4 Suitable materials derived from the grubbing-up shall be stored in a location on site, to be agreed with the engineer, prior to crushing. Any unsuitable materials shall be removed to a suitable licensed landfill site as stipulated within the Materials Management Plan.

5.5 Export to Landfill

- 5.5.1 Any material exported from the site to landfill should be hauled by a registered waste carrier in accordance with the requirements of the Duty of Care Regulations, 1991 and the Landfill (England and Wales) Regulations 2005.
- 5.5.2 A transfer note should be completed, signed and retained by the parties involved.
- 5.5.3 All hazardous waste going for disposal at landfills must be classified according to the new European Waste Catalogue (EWC).
- 5.5.4 A Hazardous Waste Assessment should be carried out on any materials requiring removal and disposal from site. Waste Acceptance Criteria (WAC) testing may also be required, and the results of the Hazardous Waste Assessment and WAC testing (if appropriate) should be presented to the landfill operator for their confirmation of waste category.

5.6 Dust Control

- 5.6.1 At all times during the excavation works, Best Practicable Means shall be employed to minimise dust and odour generation and their emission off site.

5.7 Previously Unidentified Contaminants

- 5.7.1 Should any suspected contaminated materials other than those detailed in this and previous reports be encountered during the re-development, then it should be excavated and stockpiled on an impermeable material and sampled and tested for an appropriate range of determinants.
- 5.7.2 Should any visual or olfactory evidence of contamination be identified during the removal of below ground obstructions and the turning over of Made Ground appropriate samples shall be taken by the Engineer for chemical analysis. The Engineer shall check the nature of materials excavated for visual and olfactory evidence of hydrocarbon contamination throughout the remedial works. Depending on the results, the excavated materials shall either be returned to the works beneath the proposed cover system or disposed of, off-site to a suitable licensed facility.
- 5.7.3 Any grossly contaminated soil/fill found during construction works shall be placed in temporary stockpiles on hardstanding or high density Visqueen and be suitably covered to minimise the potential for dust/odour nuisance and prevent surface water runoff. Samples of arising material will be taken to determine whether this material is suitable for re-use on site following crushing in line with the earthwork specification.
- 5.7.4 Once the laboratory analysis of the material is available, an assessment should be undertaken to determine whether it can be retained on-site as part of the Material Management Plan or whether it should be disposed of off-site.
- 5.7.5 Depending on the nature of any such impact it may be necessary to undertake validation testing of the excavation faces in order to demonstrate that no such materials are left in-situ.

5.8 Drainage and Services Installations

- 5.8.1 It is recommended that statutory services are consulted at an early stage, with respect to the ground conditions within which they will lay services, in order to enable them to assess if any protection measures are required.
- 5.8.2 Underground services, comprising BT Lines, gas mains, combined and foul sewers, CCTV and possible fibre optic cables may all impact the site, and the design team and client should familiarise themselves with their presence.
- 5.8.3 All drainage installations are anticipated to encounter Made Ground. Any suitable Made Ground arising from drainage trenches etc., if not returned to the original excavation, must be placed beneath proposed hard end-use areas of the site, placed beneath a cover system of suitable thickness in garden and landscaped areas, or disposed of off-site adhering to the guidelines outlined above.

5.9 Soakaway Drainage

- 5.9.1 Should soakaways be utilised at the site, these should not be placed within any contaminated soils to prevent the potential for the generation of leachable contamination and to prevent any migration of leachable contamination into controlled waters.

5.10 Materials Management Plan

- 5.10.1 The Materials Management Plan should allow for remediation of the site soils in the landscaped areas during the appropriate phase of the works.

5.10.2 The Materials Management Plan should also refer to this strategy in respect to:

- Materials arising from the encountering of previously unidentified contamination.
- Materials arising from the removal of below ground obstructions.
- Control of water.
- Contamination related Health and Safety issues, including dust control.

5.10.3 GeoCon does not provide advice on Materials Management Plans, expert advice should be sought.

6.0 VALIDATION

- 6.1.1 Chemical testing certificates should be provided by the source supplier of any imported soils to be used as a capping material to confirm its suitability for use on site with respect to the end user receptors. All soil imported should be certified prior to import to be suitable for use as BS2883:2015 compliant for topsoil.
- 6.1.2 Irrespective of the above, all materials to be used within soft landscaping areas, irrespective of its source, should be independently tested for its chemical composition in terms of soil contamination as identified in Section 6.1.3 below.
- 6.1.3 GeoCon has adopted the approach as identified by Manchester City Council in its verification process as best working practice. The minimum analysis to be undertaken on each source of materials for use within the cover system is detailed in Table 6.1 below.

Table 6.1: Proposed Testing frequency and analysis

Soil Source	Testing Frequency	Minimum	Analysis suite
Site sourced soils	1 sample per 50m ³	3	Heavy metals/metalloids, and inorganics, Speciated PAH, TPH CWG, asbestos screen.
Imported soils: brownfield source	1 sample per 50m ³	3	Heavy metals/metalloids, and inorganics, Speciated PAH, TPH CWG, asbestos screen.
Imported soils: greenfield / manufactured soil source	1 sample per 250m ³	3	Heavy metals/metalloids, and inorganics, Speciated PAH, TPH CWG, asbestos screen.

- 6.1.4 Where any material is deemed to be unsuitable for use in the 600mm capping layer, either by GeoCon or the Local Authority/Environment Agency, the contractor shall make provision for the costs of sampling, testing and removal of said unacceptable materials from excavations and shall make provisions for delays associated with material testing and classification prior to disposal.
- 6.1.5 Depth validation of the capping system will be required within landscaped areas. The validation will comprise a hand dug pit, with photographic record and insitu testing of all soil will be undertaken as part of the verification. Samples should be taken from each validation pit for subsequent testing. The Validation Report will include the following:
- Remediation Strategy (including copies of confirmation from regulatory authorities agreeing criteria).
 - Photographic evidence of the removal of material from site.
 - Detailed drawings of the excavated areas showing the extent of the material removal operation.
 - Details of the provenance of the subsoil and topsoil (to be provided by contractor).
 - Copy of Consignment Notes relating to the movement of wastes to a licensed waste management facility.
 - Laboratory analysis of validation soil samples and assessment of suitability for use.
 - Logs indicating the minimum 600mm thickness of cover soils within each pit excavated.
 - A drawing indicating the location of cover thickness validation pits.
 - Detailed drawings showing all sampling locations for chemical testing.
 - Details of any variation from the adopted strategy due to unforeseen circumstances.

- Details of any previously unidentified contamination encountered.
- Details of any potentially contaminative activity occurrences that took place.
- Production of a Validation Report.

7.0 REFERENCES

7.1 Legislation and Policy

- *Environmental Protection Act 1990, Part IIA.*
- *National Planning Policy Framework (NPPF).*
- *The Contaminated Land (England) Regulations 2006 (as amended).*

7.2 Regulator / Government Guidance

- *Drinking Water Inspectorate: The Water Supply Regulations (Drinking Water Standards).*
- *Environment Agency: Contaminated Land Exposure Assessment (CLEA) framework (latest version at time of writing).*
- *Environment Agency. Guidance and position statements on PFAS (latest at time of writing).*
- *Environment Agency: Monitoring Certification Scheme (MCERTS).*
- *Environment Agency: “Guidance on the Classification and Assessment of Waste (Technical Guidance)” Waste Management Paper WM3.*
- *Guiding Principles for Land Contamination (GPLC) 1 – 3.*
- *Land Contamination Risk Management (LCRM).*
- *Manchester City Council: Contaminated Land Strategy 2020 – 2025.*
- *Manchester City Council: Planning and Contaminated Land 2021.*
- *Water Framework Directive: Environmental Quality Standards (EQS).*
- *Yorkshire and Lincolnshire Pollution Advisory Group: Technical Guidance for Developers Landowners and Consultants V12.2 2023.*
- *Yorkshire and Lincolnshire Pollution Advisory Group: Verification Requirements for Cover Systems V4.1 2021.*

7.3 Standards and Specifications

- *BS 3882:2015 Specification for Topsoil and Requirements for use.*
- *BS 5930:2015 A1-2020 Code of Practice for Ground Investigations.*
- *BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.*
- *BS 8576:2013 Guidance on investigations for ground gas. British Standards Institution.*
- *BS 10175:2011 + A2:2017: Investigation of Potentially Contaminated Sites — Code of practice.*
- *BRE (2004). Cover Systems for Land Regeneration: Thickness, Design and Management.*
- *BRE 211 Radon: Guidance on protective measures for new buildings.*
- *UKAS: Accreditation Requirements And Accredited Laboratory Schedules (latest at time of writing).*

7.4 Industry Guidance and Technical Documents

- *CIRIA C552: Contaminated Land Risk Assessment; A Guide to Good Practice 2001.*
- *CIRIA C665: Assessing the Risks Posed by Hazardous Ground Gases for Buildings 2007.*
- *CIRIA C735: Good Practice on the Testing and Verification of Protection Systems for Buildings Against Hazardous Ground Gases.*
- *CL:AIRE DoWCoP (Materials Reuse / MMP) Definition of Waste: Code of Practice.*

7.5 Data sources

- *British Geological Survey (BGS): 1:50,000 geological maps of the area.*
- *British Geological Survey (BGS): 1:10,000 geological maps of the area (where available).*
- *British Geological Survey (BGS): Open geoscience and GeoIndex (onshore) online mapping tool.*

- *Cheshire Brine Subsidence Compensation Board: Cheshire Salt Search.*
- *HazWasteOnline: Online Waste Classification Tool (latest version at time of writing).*
- *Landmark: Envirocheck report and Envirocheck analysis online historical mapping tool.*
- *Ordnance Survey: OS Landranger map for the area; OS open data online mapping tool.*

APPENDIX A
DRAWINGS



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PROJECT ID

GSI 2561 68 Ringley Road, Whitefield

TITLE

Site Location Plan

DRAWING NUMBER

GSI 2561/01

DATE

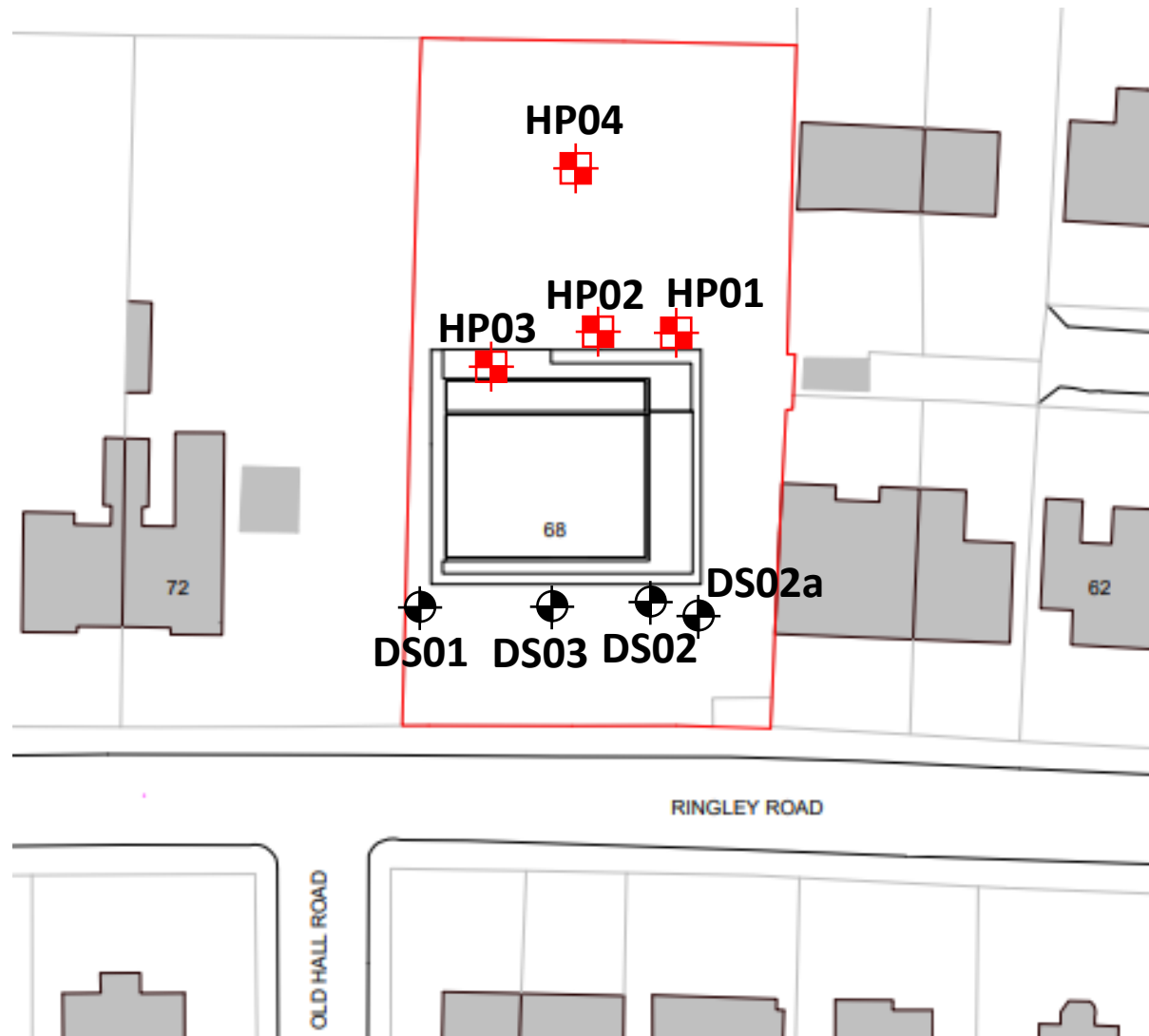
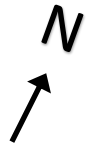
January 2026

SCALE

N.T.S

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LD



Legend:

-  Dynamic Sample Borehole Location
-  Hand Pit Location



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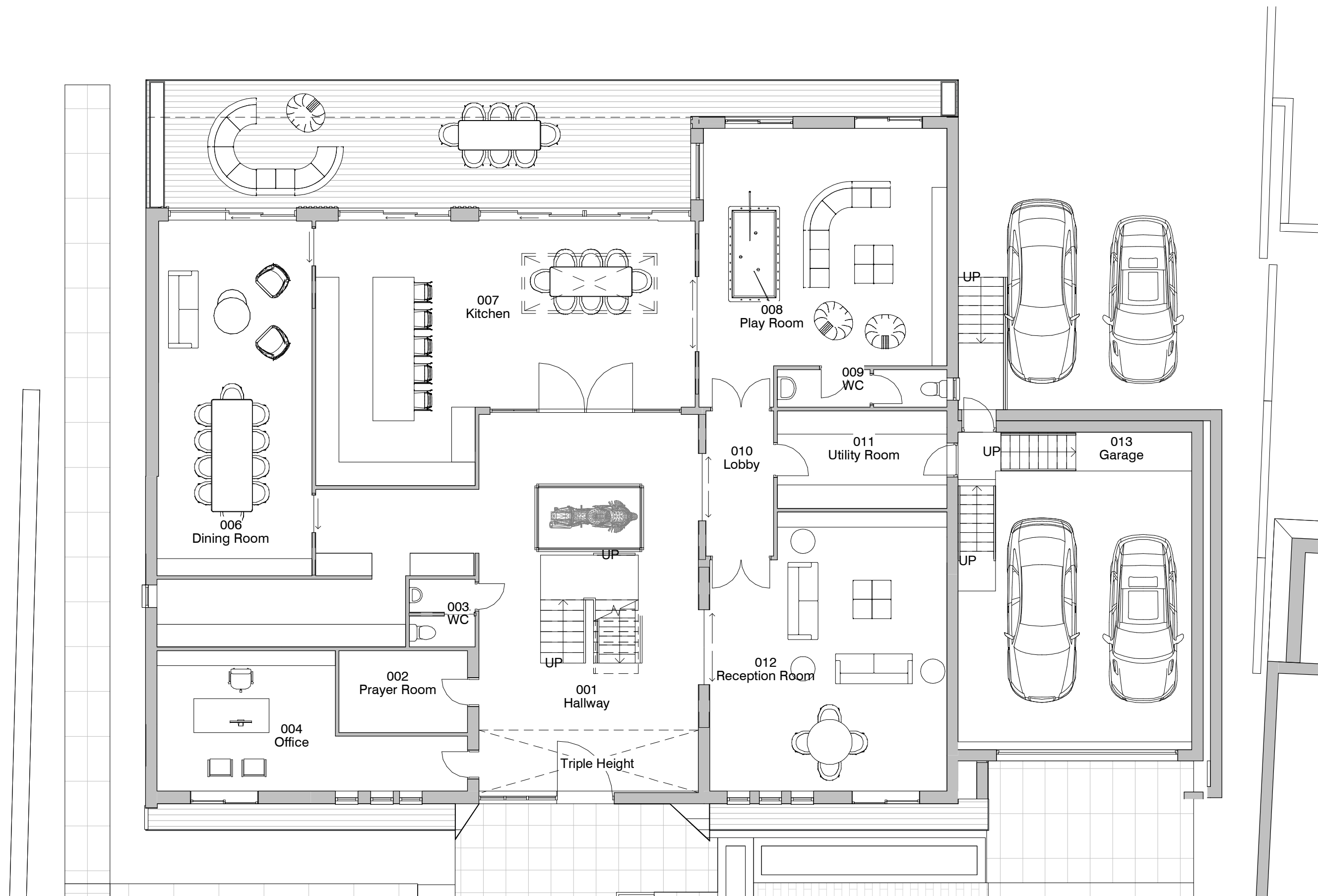
TITLE
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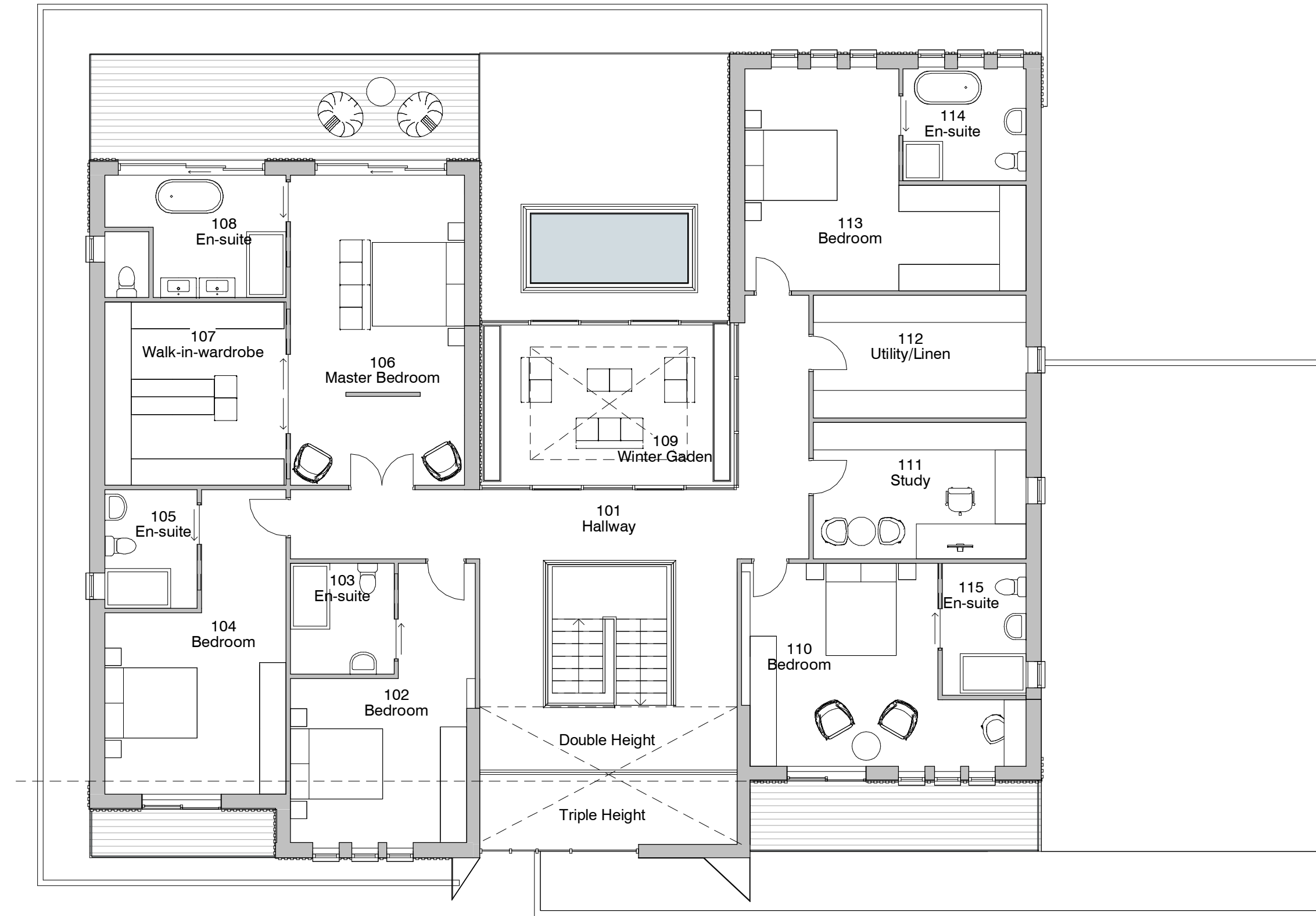
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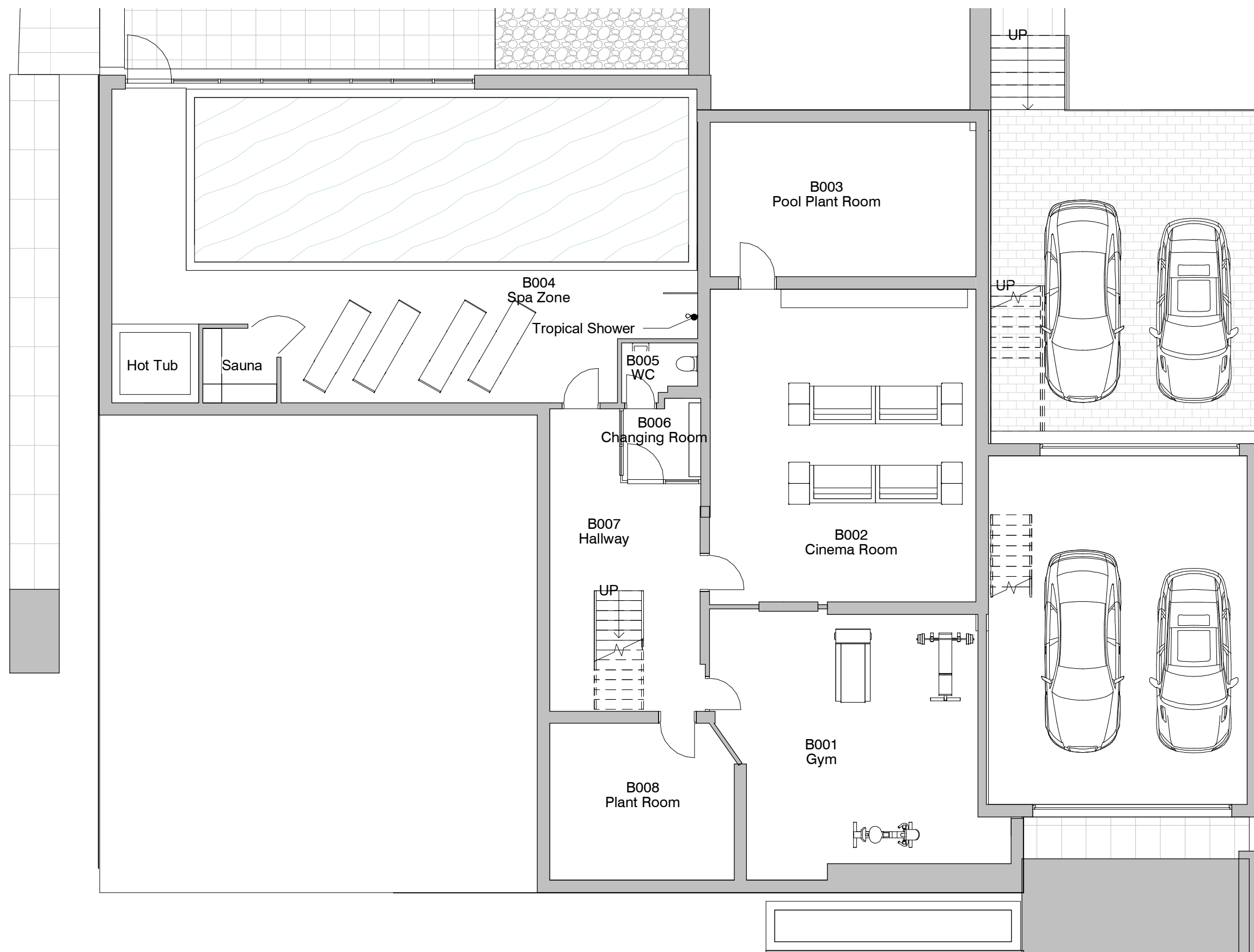
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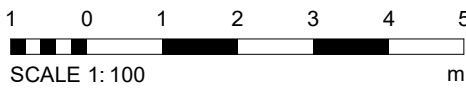
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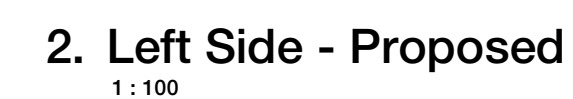
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PROJECT	SCALE @ A1	DATE	DRAWN BY
68 Ringley Road	1 : 100	26 JAN 2022	PY
CLIENT	STATUS		
Mr Imran Ashraf	PLANNING		
TITLE	PROJECT NO.	DRAWING NO.	REV.
Proposed Elevations	DA21093.	004.	4
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